SW1/4 OF SW1/4 LYING S OF
GRADED RD EX E 253 FT & EX
COMM SE COR OF SW1/4 OF SW1/4,

WARD ROBERT
913 SE 14TH ST
OCALA, FL 34471

2026

22-5S-17-09329-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

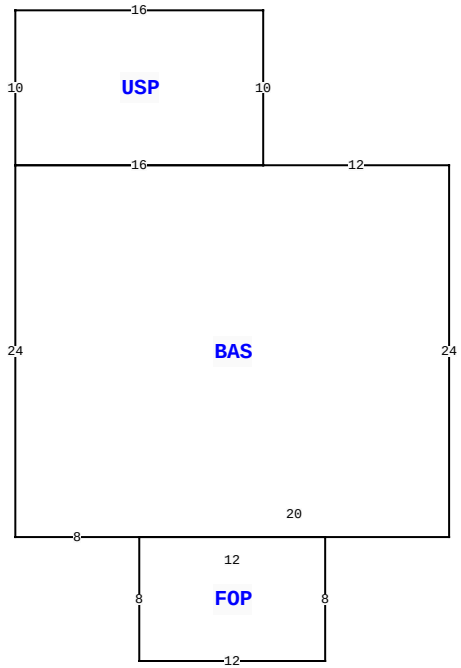
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	57,041
FOP	96	30		29	2,462
USP	160	35		56	4,753
TOTALS	928			757	64,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	757	116.6000	130.59	98,857	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 672 HX Base Yr



676 SW CATHERINE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,257
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	17,250
TOTAL MARKET VALUE	82,007
SOH/AGL Deduction	0
ASSESSED VALUE	82,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,007
TOTAL JUST VALUE	82,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052478	Electrical Servic	0	03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/0735	10/30/2020	WD	Q	I	01	68,000
GRANTOR: JEFFERY L RUFFO						
GRANTEE: ROBERT WARD						
1408/1096	3/13/2020	WD	Q	I	01	22,000
GRANTOR: HAROLD T HUGGHINS AS						
GRANTEE: JEFFERY L RUFFO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N10 W16 S10 E16$ W16 S24 E8 FOP= S8 E12 N8 W12$ E20 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	0	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	3.45	AC		1.00	1.00	0.50	10,000.00	5,000.00	17,250							

REVIEW DATE 04/01/2025 BY TW Total Acres: 3.45 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 11/19/2025 BY SYS